

## JUNIPER AND IVY OUTDOOR DINING AREA



## CAL-GREEN NOTES

1. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED.
2. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
3. A MINIMUM 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBSC SECTION 4.408.0 AND CITY ORDINANCE.
4. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL.
5. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING WITH TAPE, PLASTIC OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2016 CALGREEN SECTION 4.504.2.1.
8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUND.
9. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
10. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
11. 80 PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: 1- VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE. 2- PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOL PROGRAM. 3- CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. 4- MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS. VERSION 1.1, FEB. 2010 (ALSO KNOWN AS SPECIFICATION 01350).
12. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE WOOD PRODUCT USED IN THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN 2016 CALGREEN TABLE 4.504.5.
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBER EXCEED 19% MOISTURE CONTENT.
14. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BE EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY THE FRAMER SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
15. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN BE ADJUSTED BETWEEN 50-80 PERCENT.
16. THE FORMALDEHYDE EMISSIONS VERIFICATION SHALL BE MADE AVAILABLE TO CITY STAFF UPON REQUEST.
17. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
18. OUTLET TO BE IN OPERATION AT A TIME. HANDELD SHOWERS ARE CONSIDERED SHOWERHEADS.
19. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CALIFORNIA MECHANICAL CODE.
20. INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE-HEATING SYSTEM CAPABLE OF MAINTAINING A MINIMUM INDOOR TEMP. OF 68 DEGREES F. (PER SECTION 1204.1 CBC).
21. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS. SEE S1 FOR SPECIFICATIONS.
22. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
23. NEW RESIDENTIAL DEVELOPMENTS WITH A LANDSCAPE AREA OVER 500 SQ. FT. SHALL COMPLY WITH ONE OF THE FOLLOWING: -LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR CURRENT CALIFORNIA DEVELOPMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO).
24. -LANDSCAPE AREAS LESS THAN 2500 SQ. FT. MAY COMPLY WITH MWEO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION. THE VOC CONTENT VERIFICATION SHALL BE MADE AVAILABLE TO THE CITY STAFF UPON REQUEST.
25. ALL NEW AND CARPET CUSHIONS INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: -CARPET AND RUG INSTITUTES GREEN LEVEL PLUS PROGRAM -CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATIONS 01350 -NSF/ANSI 140 AT THE FOLD LEVEL -SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE TM GOLD
26. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY START COMPLIANT AND DE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 AND 80 PERCENT.

## ABBREVIATIONS


AC.	ACOUSTIC	HC.	HOLLOW CORE	SC.	SOLID CORE
ACT.	ACTUAL	HDW.	HARDWARE	SCR.	SCREEN
AL.	ALUMINUM	HM.	HOLLOW METAL	SCHED.	SCHEDULE
ARCH.	ARCHITECTURAL	HORT.	HORIZONTALURINAL	SEC.	SECTION
AVG.	AVERAGE	HT.	HEIGHT	SHT.	SHEET
BLK.	BLOCK	HW.	HOT WATER	SPECS.	SPECIFICATIONS
BPL.	BEARING PLATE	I.D.	INSIDE DIMENSION	SQ. FT.	SQUARE FEET
BR.	BRICK, BEDROOM	INTR.DSGNR.	INTERIOR DESIGNER	STL.	STEEL
CPT.	CARPET	INSUL.	INSULATION	STO.	STORAGE
CMU.	CONC MSNRY UNIT	INT.	INTERIOR	STRUCT.	STRUCTURAL
CFM.	CFM.	KIT.	KITCHEN	SUSP.	SUSPENDED
C.I.	CAST IRON	LAM.	LAMINATED	T.	THREAD, THICKNESS
CL.	CENTERLINE	LAV.	LAVATORY		TEMPERED
CLG.	CEILING	LR.	LIVING ROOM	TH.	THRESHOLD
CLO.	CLOSET	LT.LIGHT	LT.LIGHT	THK.	THICKNESS
CONST.	CONSTRUCTION	MAR.	MARBLE	TYP.	TYPICAL
CONC.	CONCRETE	MATL.	MATERIAL	UNO.	UNLESS NOTED OTHERWISE
CONT.	CONTINUOUS	MAX.	MAXIMUM	UR.	URINAL
CT.	CERAMIC TILE	MET.	METAL	VCT.	VINYL COMPOSITION TILE
C.TO.C.	CNTR TO CNTR	MIN.	MINIMUM	VIF.	VERIFY IN FIELD
CW.	COLD WATER	M.O.	MASONRY OPENING	VERT.	VERTICAL
DB.	DOUBLE	MULL.	MULLION	VEST.	VESTIBULE
DTL.	DETAIL	N.	NEW		
DIA.	DIAMETER	N.A.	NOT APPLICABLE		
DIM.	DIMENSION	NAT.	NATURAL		
DN.	DOWN	NIC.	NOT IN CONTRACT		
DO.	DITTO	NO.#	NUMBER		
DR.	DOOR	NOM.	NOMINAL		
DS.	DOWN SPOUT	NTS.	NOT TO SCALE		
DWG.	DRAWING	O.C.	ON CENTER		
E.	EXISTING	O.D.	OUTSIDE DIMENSION		
EA.	EACH	P.	PAINT		
ELEV.	ELEVATIONS	PL.	PLASTER, PLATE		
EST.	ESTIMATED	PLYWD.	PLYWOOD		
E.W.	EACH WAY	POL.	POLISHED		
EXIST.	EXISTING	PSI.	LBS. PER SQ. INCH		
EXT.	EXTERIOR	PSF.	LBS PER SQ. FOOT		
F.F.	FINISH FLOOR	R.	RISER, RANGE, RADIUS		
FL.	FLOOR	RCF.	REFLECTED CEILING PLAN		
FLASH.	FLASHING	REBAR.	REINFORCING BAR		
F.O.	FINISH OPENING	REFR.	REFRIGERATOR		
GA.	GAUGE	REF.	REFERENCE		
GALV.	GALVANIZED	REV.	REVISION		
G.I.	GALVANIZED IRON	RM., RMS.	ROOM, ROOMS		
GL.	GLASS	R.O.	ROUGH OPENING		
GYP. BD.	GYPSPUM BOARD	S.A.	SUPPLY AIR		
HB.	HOSE BIBB	S.& V.	STAIN AND VARNISH		

## SCOPE OF WORK

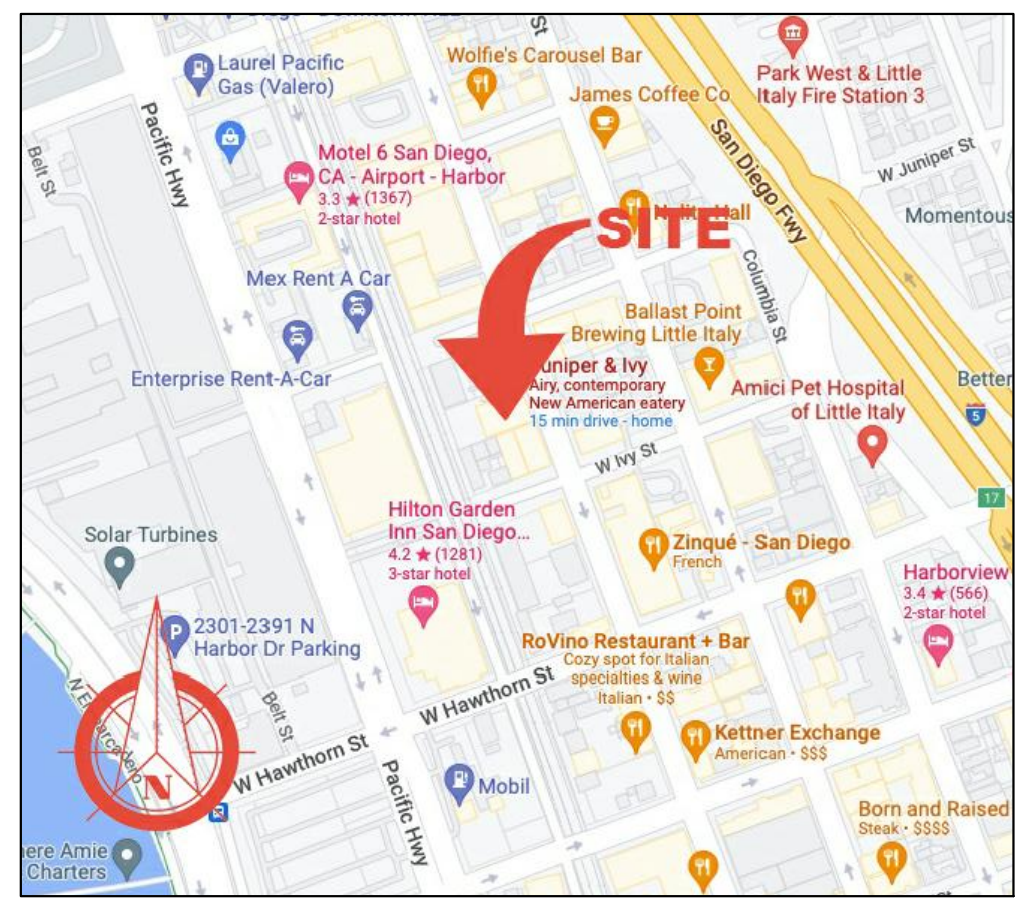
THE WORK DESCRIBED IN THIS CONSTRUCTION DOCUMENT SET,  
SETS FOR THE SPECIFIC DIRECTIVES PRESCRIBING ACTIVITIES AS  
THEY RELATE TO THE FOLLOWING OBJECTIVES FOR THIS PROJECT..

1. NEIGHBORHOOD USE PERMIT TO CREATE THE FOLLOWING:
  - 1.1. DESIGNATION OF EXISTING OUTDOOR AREA @ NORTH SIDE OF EXISTING RESTAURANT FOR USE AS OUTDOOR DINING AREA. SCOPE OF PROJECT DOES NOT PROPOSE ANY MODIFICATIONS OR ALTERATIONS TO THE EXISTING RESTAURANT'S INTERIOR, EGRESS, OCCUPANT LOAD (EGRESS) OR OTHER FACILITIES.
  - 1.2. TOTAL AREA OF NEW OUTDOOR DINING AREA = 1,290 SQ. FT.

## MISC. NOTES

1. THE STRUCTURE WILL BE LOCATED ENTIRELY ON NATIVE/  
UNDISTURBED SOIL.
- 
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. ANY  
CONFLICTS TO BE BROUGHT TO THE ATTENTION OF PQ DESIGN  
STUDIO IN WRITING.
3. GENERAL CONTRACTOR TO COORDINATE WITH SURVEYOR TO  
PROVIDE CITY FIELD INSPECTION SERVICES OVERALL HEIGHT  
CERTIFICATION. GENERAL CONTRACTOR TO VERIFY OVERALL  
HEIGHT WITH SURVEYOR DURING FRAMING OPERATIONS TO  
ENSURE COMPLIANCE WITH HEIGHT REQ'S.
4. GENERAL CONTRACTOR TO COORDINATE ALL R.O.W. WORK W/  
NOMINATED CLASS 'A' CONTRACTOR.
5. GENERAL CONTRACTOR TO COORDINATE ANY FIRE SPRINKLER  
CONTRACTOR WORK.
6. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE  
INSTALLATION AND MAINTENANCE OF ANY/ALL CONSTRUCTION  
BMP'S (SEE BMP PLAN THIS SET IF ANY)

#### VICINITY MAP



## CODES

THIS BUILDING SHALL COMPLY WITH THE FOLLOWING:

CITY OF SAN DIEGO CURRENT PLANNING, ENGINEERING, AND  
BUILDING DEPARTMENT REGULATIONS.

2022 ed. OF THE CALIFORNIA RESIDENTIAL CODE  
2022 ed. OF THE CALIFORNIA MECHANICAL CODE  
2022 ed. OF THE CALIFORNIA ELECTRICAL CODE  
2022 ed. OF THE CALIFORNIA PLUMBING CODE  
2022 ed. OF THE CALIFORNIA FIRE CODE  
2022 ed. OF THE CALIFORNIA GREEN BUILDING STANDARDS  
2022 ed. OF THE CALIFORNIA TITLE 24 COMPLIANCE

OCCUPATIONAL SAFETY AND HEALTH STANDARDS, CURRENT EDITION

## SHEET INDEX

[illegible]

## PROJECT DATA

## OWNER INFORMATION

OWNER NAME	MICHAEL RONSEN - JUNIPER HOSPITALITY, LLC
MAIN ADDRESS	2228 KETTNER BLVD. SAN DIEGO, CA 92101

### PARCEL INFORMATION

SITE ADDRESS	2228 KETTNER BLVD. SAN DIEGO, CA 92101
APN	533-112-10-00
LOT AREA	8,830 SQ.FT.
SUBDIVISION NAME	S D LAND & TOWN CO ADD
LEGAL	BLK 64*BLK 10*PAR C PER DOC 15-0369392 IN

## ZONING INFORMATION

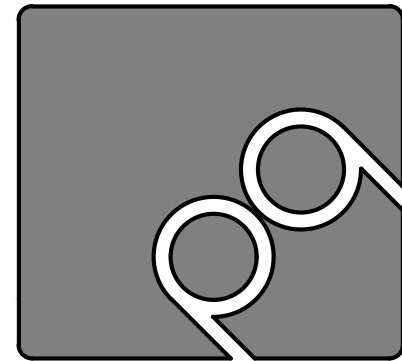
ZONE OVERLAYS	CCPD-MC TRANSIT AREA,TRANSPORTATION PRIORITY,AIRPORT INFLUENCE, AIRPORT APPROACH, COMPLETE COMMUNITIES TIER 1,
GEO HAZ.	13

### EXISTING RESTAURANT STRUCTURE INFORMATION(No Proposed Mods.)

CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	YES
OCCUPANCY	A2- RESTAURANT
STORIES	2-STORIES
1ST FLOOR AREA	6,625 SQ.FT.
2ND FLOOR AREA	1,244 SQ.FT.
E. OUTDOOR PATIO	626 SQ.FT.

## PROPOSED AREA OF OUTDOOR DINING AREA FOR NUP

CONSTRUCTION TYPE	NO STRUCTURE PROPOSED.
FIRE SPRINKLERS	N/A
OCCUPANCY	A2- RESTAURANT
STORIES	0-STORIES. NO STRUCTURE PROPOSED
N. OUTDOOR DINING	1,290 SQ.FT.



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**JUNIPER AND IVY**  
OUTDOOR DINING AREA

# TITLE SHEET

PROJECT INFORMATION	
ADDRESS	2228 KETTNER BLVD.
A.P.N.	533-112-10-00
LEGAL	SEE TS
ZONING	CCPD-MC
BLD. TYP. / OC.	SEE TS

PLAN REVISIONS & C.O.'S		
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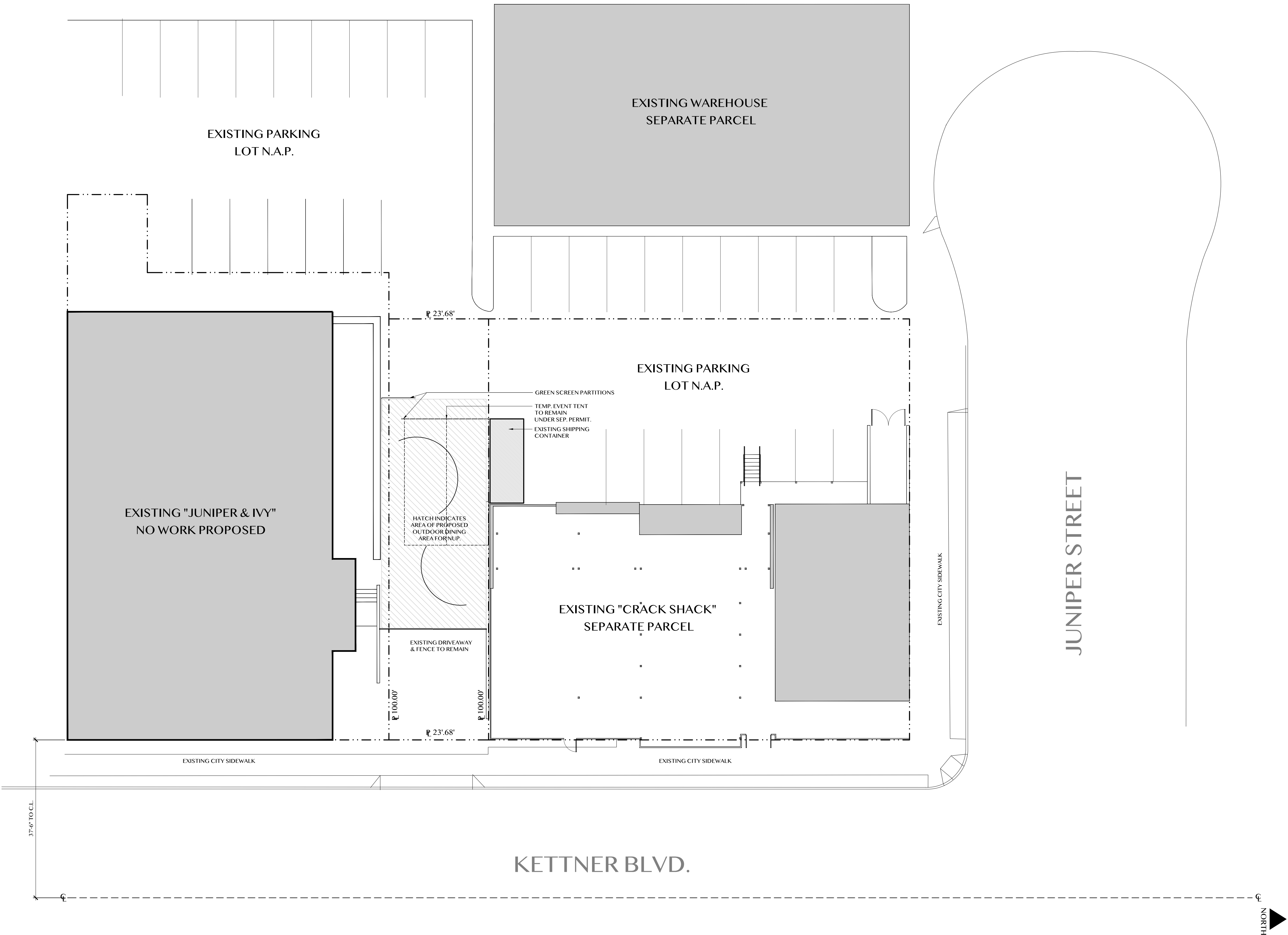
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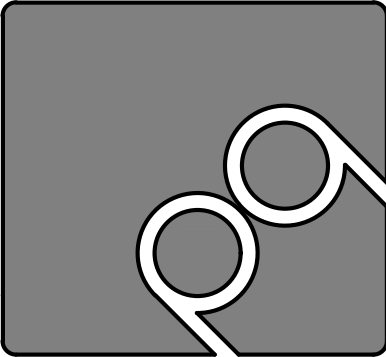
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N/A

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**PQ DESIGN  
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SAN DIEGO, CALIFORNIA 92109  
TELEPHONE: 1-858-527-0818

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JUNIPER AND IVY  
OUTDOOR DINING AREA

SITE PLAN PLAN

PROJECT INFORMATION	
ADDRESS	2228 KETTNER BLVD.
A.P.N.	533-112-10-00
LEGAL	SEE T'S
ZONING	CCPD-MC
BLD. TYP. / OC.	SEE T'S

PLAN REVISIONS & C.O.'S	
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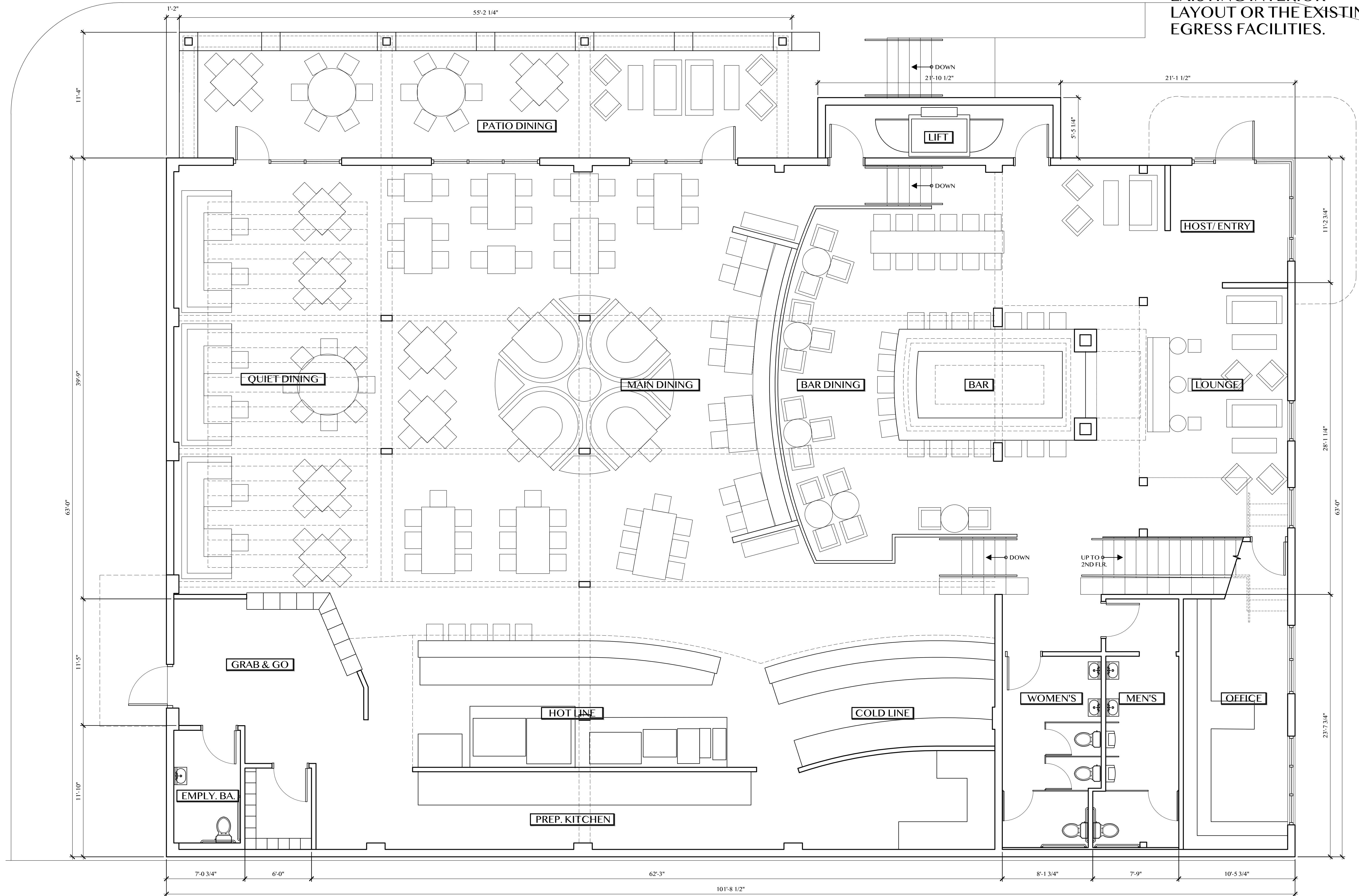
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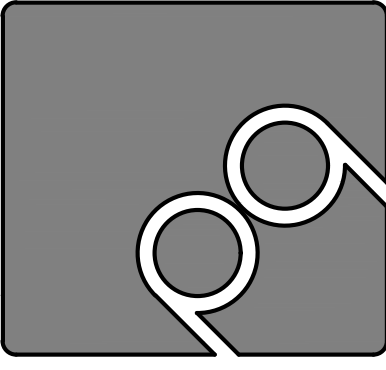
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02-10-2023

SCALE  
1"=10'-0"

A1.0



PROPOSED PROJECT  
DOES NOT PROPOSE ANY  
MODIFICATION TO THE  
EXISTING INTERIOR  
LAYOUT OR THE EXISTING  
EGRESS FACILITIES.



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JUNIPER AND IVY  
OUTDOOR DINING AREA  
EXISTING 1ST FLOOR PLAN

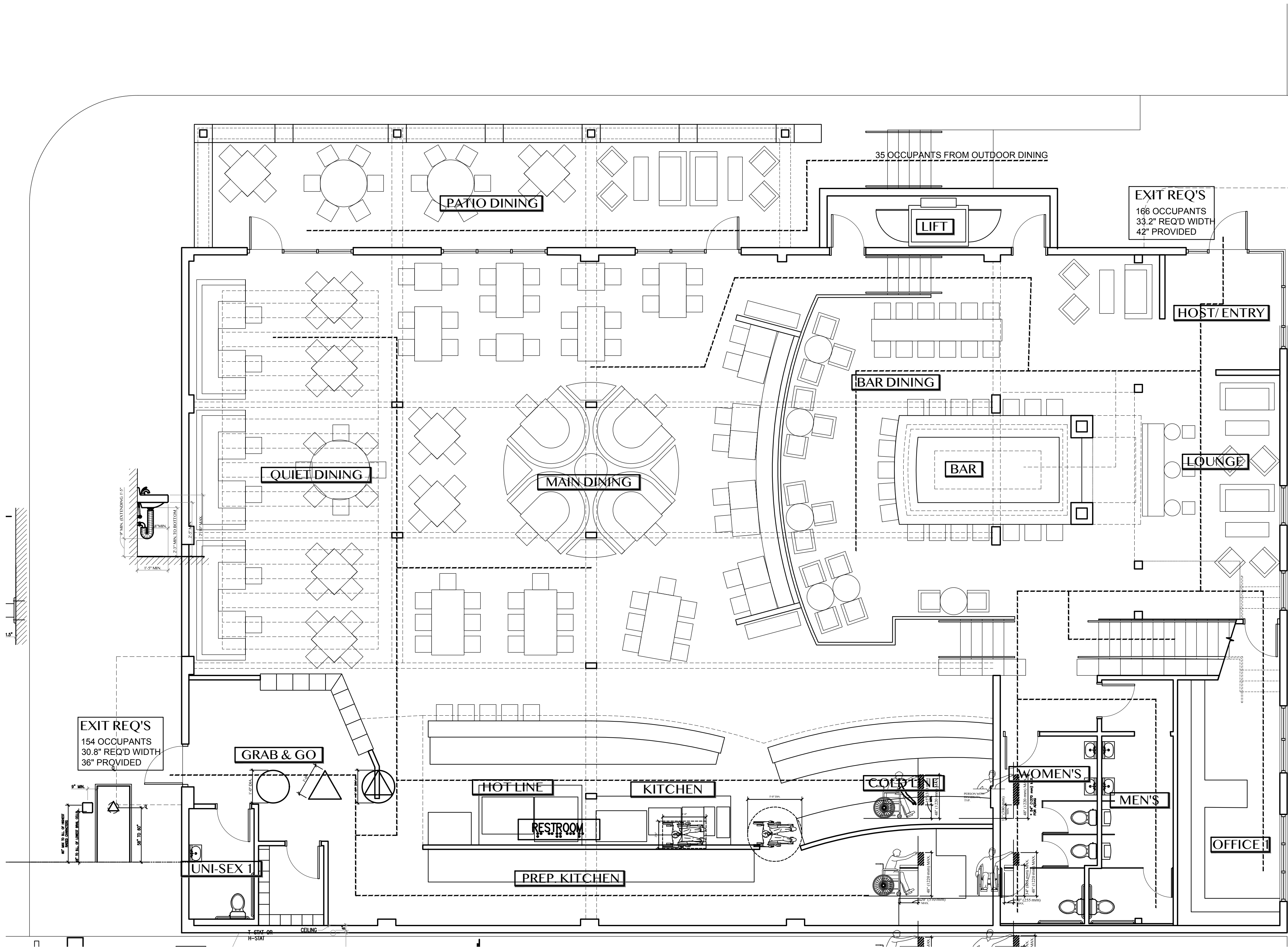
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APN	533-112-10-00			
LEGAL	SEE T'S			
ZONING	CCPD-MC			
BLD. TYP. / OC.	SEE T'S			

PLAN REVISIONS & C.O.'S				
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BLDG. DEPT. PLN. CHK
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DATE 02-10-2023
SCALE 1/4" = 1'-0"

A1.0



PROPOSED PROJECT  
DOES NOT PROPOSE ANY  
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LAYOUT OR THE EXISTING  
EGRESS FACILITIES.

SYMBOL KEY

- LOW LEVEL EXIT SIGNS (1011.7)
- ILLUMINATED EXIT SIGN MOUNTED ABOVE DOOR
- TACTILE "EXIT" SIGNAGE PER ICC A117.1  
INSTALL PER 2/D2.0. SIGN PER 5/D2.0
- TACTILE "EXIT ROUTE" SIGNAGE PER CBC 1011.3  
& 1117B.5.1 INSTALL PER 2/D2.0. SIGN PER 5/D2.0
- EMERGENCY LIGHT FIXTURE PER E-SHEET SCHED.

OCCUPANT LOAD CALCS.

RESTUARANT OCCUPANCY USE CAT. A2  
EXIT ACCESS TRAVEL DISTANCE(TABLE 1017.2) 200'  
MIN. NUMBER OF REQ'D EXITS (TABLE 1006.3.2) 2

EXISTING RESTAURANT FACILITY (EXISTING AND TO REMAIN)

ROOM NAME	FLOOR AREA(SQ.FT.)	LOAD RATIO	OCCUPANTS
LOUNGE/ DINING AREAS (TOTAL)	4,369	1 / 15	291
KITCHEN AREAS (TOTAL)	1,519	1 / 200	8
BAR (NON-CUSTOMER AREA)	223	1 / 50	4
RECEPTION AREA	113	1 / 15	8
OFFICE 1	238	1 / 100	2
2ND FLOOR - PRIVATE DINING	540	1 / 15	36
2ND FLOOR - OFFICE 2	615	1 / 100	6
355 TOTAL OCCUPANTS			

NEW OUTDOOR DINING AREA (EGRESS PROVIDED INDEPENDENTLY)

OUTDOOR DINING AREA (NEW)	1,290	1 / 15	86
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TOTAL OCCUPANCY LOAD COUNT 60  
NUMBER OF EXITS PROVIDED 2-TOTAL  
MAX EXIT DISTANCE IN PROJECT 130'  
(FROM 2ND FLOOR PRIVATE DINING)

MISC. EGRESS PLAN NOTES

- EGRESS ILLUMINATION AND EXIT SIGNAGE LOCATIONS SUBJECT TO REVIEW BY CITY BUILDING DIVISION AND FIRE DEPT. INSPECTORS (CBC 1008, 1013)
- EGRESS DOORS MUST BE READILY OPENABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. UNLATCHING ANY OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (CBC 1010.1.9)
- MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED ON ANY DOORS (CBC 1010.1.9.4)
- OCCUPANCY LOAD TO BE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE.

FIXTURE OCCUPANCY CALCS.

ROOM NAME	FLOOR AREA(SQ.FT.)	LOAD RATIO	OCCUPANTS
LOUNGE/ DINING AREAS (TOTAL)	4,369	1 / 30	146
KITCHEN AREAS (TOTAL)	1,519	1 / 50	30
BAR (NON-CUSTOMER AREA)	223	1 / 50	5
RECEPTION AREA	113	1 / 15	8
OFFICE 1	238	1 / 150	2
2ND FLOOR - PRIVATE DINING	540	1 / 30	18
2ND FLOOR - OFFICE 2	615	1 / 150	4
OUTDOOR DINING AREA (NEW)	1,290	1 / 30	43

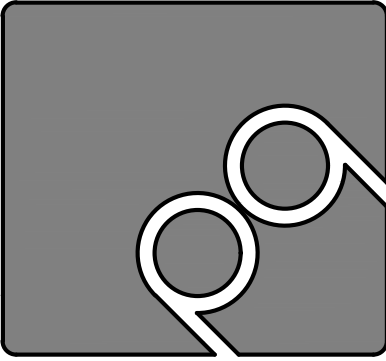
TOTALFIXTURE OCCUPANCY LOAD 256 TOTAL  
128 MEN / 128 WOMEN

REQUIRED FIXTURE COUNTS (PER CPC 4-1)

	W.C.'S	URINAL	LAVI
MEN	1	1	1
WOMEN	4		1

PROVIDED FIXTURE COUNTS

	W.C.'S	URINAL	LAVI
MEN	1	2	2
WOMEN	4	2	
UNI-SEX	2	2	



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JUNIPER AND IVY  
OUTDOOR DINING AREA  
OCCUPANCY & FIXTURE CALCS.

PROJECT INFORMATION			
ADDRESS	2228 KETTNER BLVD.	APN	533-112-10-00
LEGAL	SEE T'S	ZONING	CCPD-MC
BLD. TYP. / OC.	SEE T'S		

PLAN REVISIONS & C.O.'S			
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XX	XX	XX	XX
XX	XX	XX	XX
XX	XX	XX	XX
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BLDG. DEPT. PLN. CHK

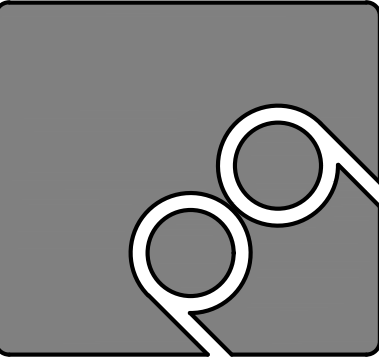
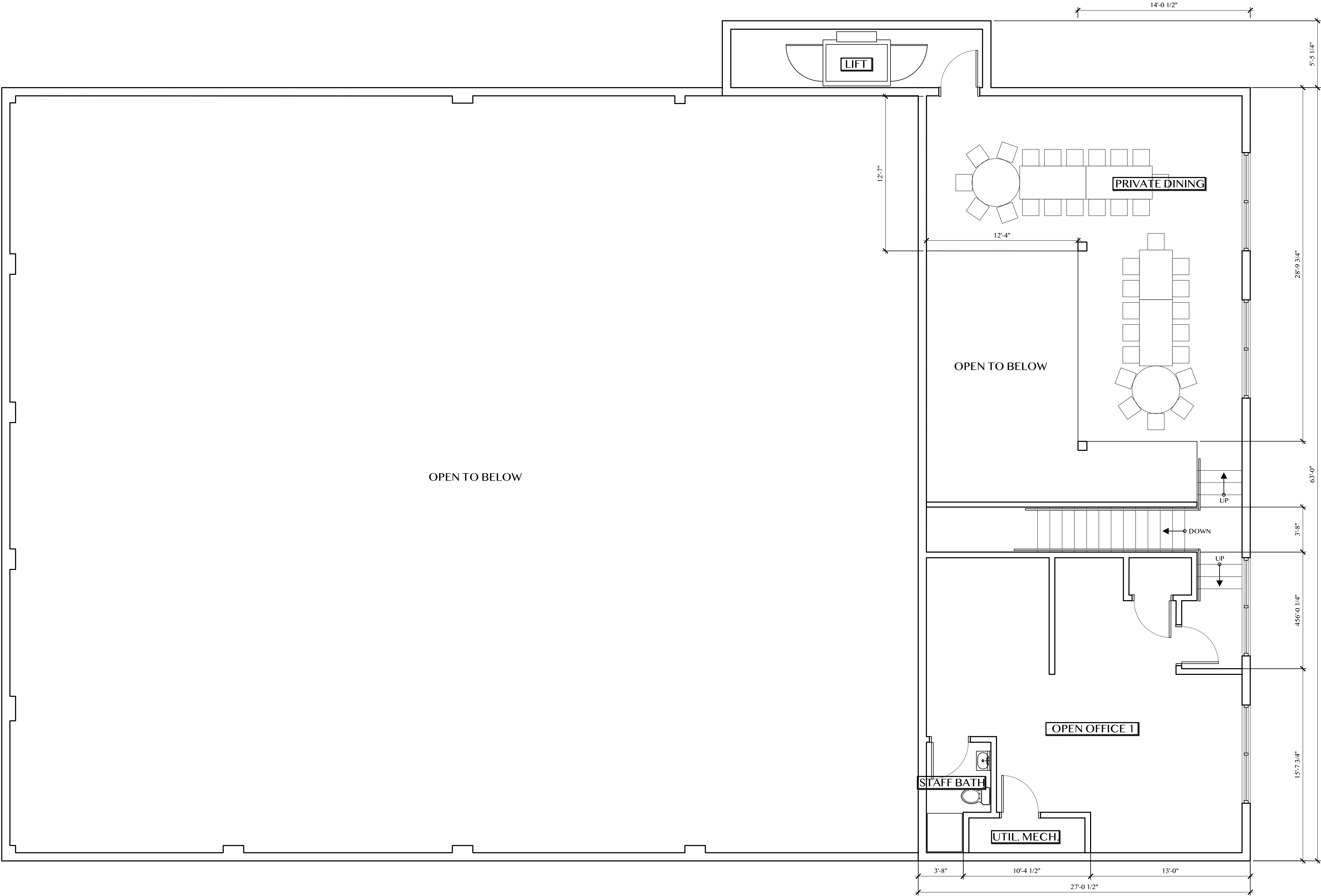
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DATE  
02-10-2023

SCALE  
3/16"=1'-0"

A2.0

PROPOSED PROJECT  
DOES NOT PROPOSE ANY  
MODIFICATION TO THE  
EXISTING INTERIOR  
LAYOUT OR THE EXISTING  
EGRESS FACILITIES.



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JUNIPER AND IVY  
OUTDOOR DINING AREA  
EXISTING 2ND FLOOR PLAN

PROJECT INFORMATION				
ADDRESS	2228 KETTNER BLVD.			
A.P.N.	533-112-10-00	LEGAL	SEE T'S	
ZONING	CCPD-MC	BLD. TYP. / OC.	SEE T'S	

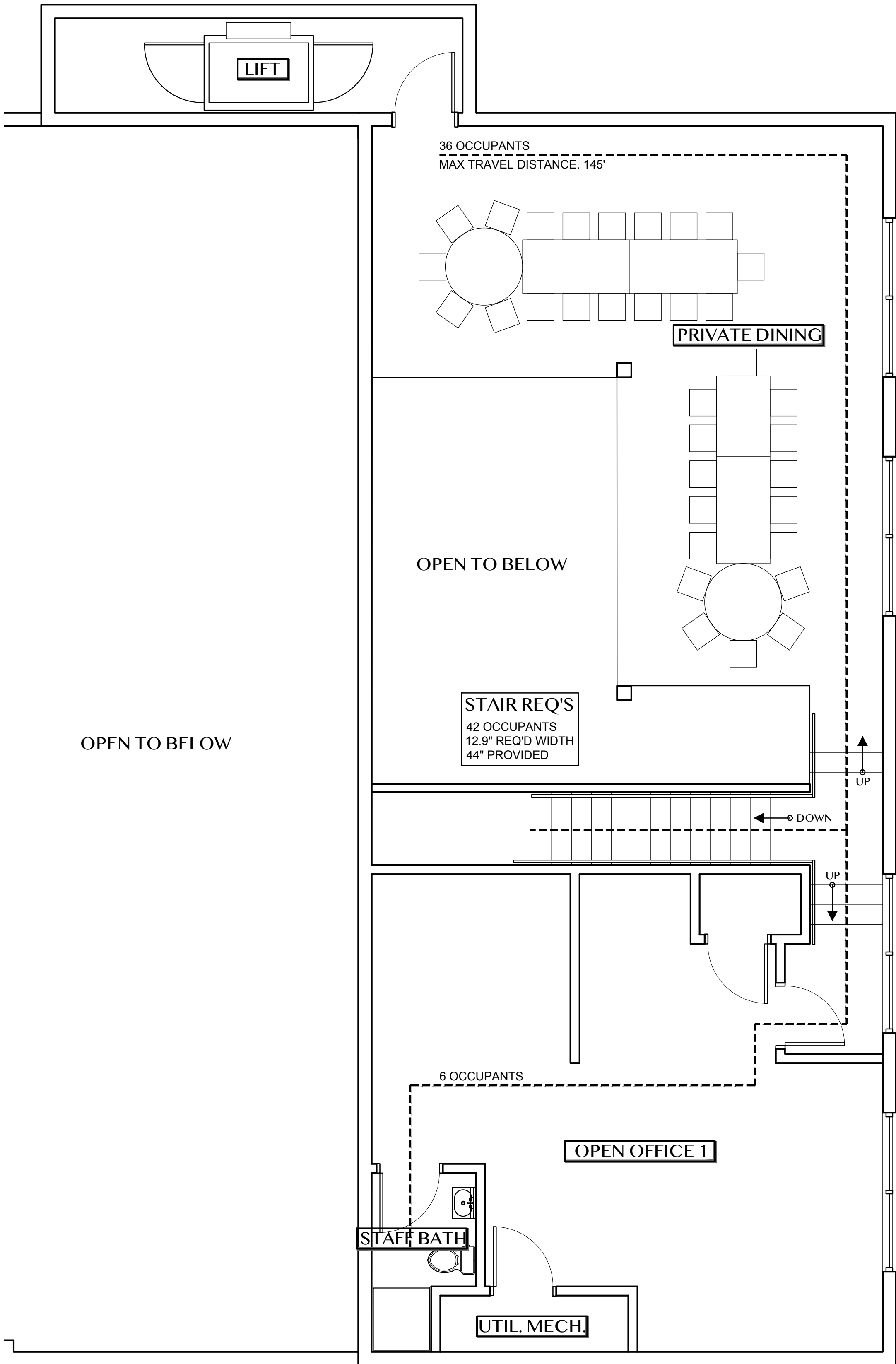
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XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX

BLDG. DEPT. PLN. CHK
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DRAWN BY PRQ
DATE 02-10-2023
SCALE 1/4" = 1'-0"

A1.1

PROPOSED PROJECT  
DOES NOT PROPOSE ANY  
MODIFICATION TO THE  
EXISTING INTERIOR  
LAYOUT OR THE EXISTING  
EGRESS FACILITIES.



SYMBOL KEY

- E—E— LOW LEVEL EXIT SIGNS (1011.7)
- ⊗ ILLUMINATED EXIT SIGN MOUNTED ABOVE DOOR
- EXIT TACTILE "EXIT" SIGNAGE PER ICC A117.1  
INSTALL PER 2/D2.0. SIGN PER 5/D2.0
- EXIT TACTILE "EXIT ROUTE" SIGNAGE PER CBC 1011.3  
& 1117B.5.1 INSTALL PER 2/D2.0. SIGN PER 5/D2.0
- ⏏ EMERGENCY LIGHT FIXTURE PER E-SHEET SCHED.

OCCUPANT LOAD CALCS.

RESTUARANT OCCUPANCY USE CAT.	A2
EXIT ACCESS TRAVEL DISTANCE(TABLE 1017.2)	200'
MIN. NUMBER OF REQ'D EXITS (TABLE 1006.3.2)	2

EXISTING RESTAURANT FACILITY (EXISTING AND TO REMAIN)

ROOM NAME	FLOOR AREA(sq. FT.)	LOAD RATIO	OCCUPANTS
LOUNGE/ DINING AREAS (TOTAL)	4,369	1 / 15	291
KITCHEN AREAS (TOTAL)	1,519	1 / 200	8
BAR (NON-CUSTOMER AREA)	223	1 / 50	4
RECEPTION AREA	113	1 / 15	8
OFFICE 1	238	1 / 100	2
2ND FLOOR - PRIVATE DINING	540	1 / 15	36
2ND FLOOR - OFFICE 2	615	1 / 100	6
355 TOTAL OCCUPANTS			

NUMBER OF EXITS PROVIDED	2-TOTAL
MAX EXIT DISTANCE IN PROJECT	145'

NEW OUTDOOR DINING AREA (EGRESS PROVIDED INDEPENDENTLY)

OUTDOOR DINING AREA (NEW)	1,290	1 / 15	86
NUMBER OF EXITS PROVIDED	2-TOTAL		
MAX EXIT DISTANCE IN PROJECT	60'		

MISC. EGRESS PLAN NOTES

- EGRESS ILLUMINATION AND EXIT SIGNAGE LOCATIONS SUBJECTY TO REVIEW BY CITY BUILDING DIVISION AND FIRE DEPT. INSPECTORS (CBC 1008, 1013)
- EGRESS DOORS MUST BE READILY OPENABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. UNLATCHING ANY OR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (CBC 1010.1.9)
- MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED ON ANY DOORS (CBC 1010.1.9.4)
- OCCUPANCY LOAD TO BE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE.

FIXTURE OCCUPANCY CALCS.

ROOM NAME	FLOOR AREA(sq. FT.)	LOAD RATIO	OCCUPANTS
LOUNGE/ DINING AREAS (TOTAL)	4,369	1 / 30	146
KITCHEN AREAS (TOTAL)	1,519	1 / 50	30
BAR (NON-CUSTOMER AREA)	223	1 / 50	5
RECEPTION AREA	113	1 / 15	8
OFFICE 1	238	1 / 150	2
2ND FLOOR - PRIVATE DINING	540	1 / 30	18
2ND FLOOR - OFFICE 2	615	1 / 150	4
OUTDOOR DINING AREA (NEW)	1,290	1 / 30	43

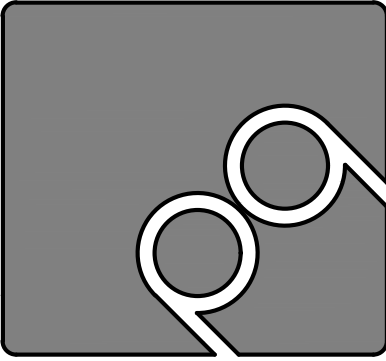
TOTALFIXTURE OCCUPANCY LOAD	256 TOTAL
	128 MEN / 128 WOMEN

REQUIRED FIXTURE COUNTS (PER CPC 4-1)

	W.C.'S	URINAL	LAVI
MEN	1	1	1
WOMEN	4		1

PROVIDED FIXTURE COUNTS

	W.C.'S	URINAL	LAVI
MEN	1	2	2
WOMEN	4	2	2
UNI-SEX	2		2



PQ DESIGN  
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JUNIPER AND IVY  
OUTDOOR DINING AREA  
EXISTING 2ND FLOOR PLAN

PROJECT INFORMATION		2228 KETTNER BLVD.
ADDRESS		
A.P.N.		533-112-10-00
LEGAL		SEE T'S
ZONING		CCPD-MC
BLD. TYP. / OC.		SEE T'S

PLAN REVISIONS & C.O.'S		XX	XX	XX	XX	XX
		△	△	△	△	△
		XX	XX	XX	XX	XX
		△	△	△	△	△

BLDG. DEPT. PLN. CHK
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SCALE 1/4" = 1'-0"

A1.1X





## SYMBOL KEY

- ## OCCUPANT LOAD CALCS.

EXISTING RESTAURANT FACILITY (EXISTING AND TO REMAIN)

ROOM NAME	FLOOR AREA(SQ.FT.)	LOAD RATIO	OCCUPANTS
LOUNGE/ DINING AREAS (TOTAL)	4,369	1 / 15	291
KITCHEN AREAS (TOTAL)	1,519	1 / 200	8
BAR (NON-CUSTOMER AREA)	223	1 / 50	4
RECEPTION AREA	113	1 / 15	8
OFFICE 1	238	1 / 100	2
2ND FLOOR - PRIVATE DINING	540	1 / 15	36
2ND FLOOR - OFFICE 2	615	1 / 100	6
			355 TOTAL OCCUPANTS

NUMBER OF EXITS PROVIDED	2-TOTAL
MAX EXIT DISTANCE IN PROJECT	145'

NEW OUTDOOR DINING AREA (EGRESS PROVIDED INDEPENDENTLY)

OUTDOOR DINING AREA (NEW)	1,290	1 / 15	86
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## MISC. EGRESS PLAN NOTES

1. EGRESS ILLUMINATION AND EXIT SIGNAGE LOCATIONS SUBJECTIVE TO REVIEW BY CITY BUILDING DIVISION AND FIRE DEPT. INSPECTORS (CBC 1008, 1013)
2. EGRESS DOORS MUST BE READILY OPENABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. UNLATCHING ANY OR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (CBC 1010.1.9)
3. NAIL, SCREW OR NUT AND FLUSH BOLTS OR SURFACE BOLT (BOLTS) ARE NOT PERMITTED ON ANY DOORS (CBC 1010.1.9.4)
4. OCCUPANCY LOAD TO BE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE.

## FIXTURE OCCUPANCY CALCS.

ROOM NAME	FLOOR AREA(SQ.FT.)	LOAD RATIO	OCCUPANTS
LOUNGE/ DINING AREAS (TOTAL)	4,369	1 / 30	146
KITCHEN AREAS (TOTAL)	1,519	1 / 50	30
BAR (NON-CUSTOMER AREA)	223	1 / 50	5
RECEPTION AREA	113	1 / 15	8
OFFICE 1	238	1 / 150	2
2ND FLOOR - PRIVATE DINING	540	1 / 30	18
2ND FLOOR - OFFICE 2	615	1 / 150	4
OUTDOOR DINING AREA (NEW)	1,290	1 / 30	43


TOTALFIXTURE OCCUPANCYLOAD **256 TOTAL**  
128 MEN / 128 WOMEN

### REQUIRED FIXTURE COUNTS (PER CPC 4-1)

	W.C.'S	URINAL	LAVI
MEN	1	1	1
WOMEN	4		1

### PROVIDED FIXTURE COUNTS

	W.C.'S	URINAL	LAVI
MEN	1	2	2
WOMEN	4		2
UNI-SEX	2		2



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**JUNIPER AND IVY**  
OUTDOOR DINING AREA

## OUTDOOR DINING PLAN

PROJECT INFORMATION	
ADDRESS	2228 KETTNER BLVD.
A.P.N.	533-112-10-00
LEGAL	SEE TS
ZONING	CCPD-MC
BLD. TYP. / OC.	SEE TS

PLAN REVISIONS & C.O.'S		
$\triangle A$	XX	$\triangle F$ XX
$\triangle B$	XX	$\triangle G$ XX
$\triangle C$	XX	$\triangle H$ XX
$\triangle D$	XX	$\triangle I$ XX
$\triangle E$	XX	$\triangle J$ XX

BLDG. DEPT. PLN. CHN

DRAWN BY  
PRQ

DATE \_\_\_\_\_

2-10-2021

SCALE

16"=1'-0"

## A2.0